

# 7

**7 MILLBANK  
BALERNO  
EDINBURGH**

This outstanding detached family home forms part of an exclusive modern development within Edinburgh's much sought after Balerno district.

Vestibule, reception hallway, wc, sitting room, dining room, family room, kitchen, utility room, four double bedrooms, master en-suite, principal bathroom. Modern specification, attractive outlook, gardens, large driveway and double garage.

**Offers Over £390,000**



#### GENERAL DESCRIPTION

This superb detached four bedroom villa forms part of an exclusive modern development within Edinburgh's much sought after Balerno district. The property itself displays a number of attractive features and has an internal layout comprising: a broad reception hallway which provides access to the majority of lower floor rooms including a separate wc and has attractive staircase giving access to the upper hall. The sitting room is a bright airy public room with front and rear windows enjoying an open outlook over gardens and woodland. The dining room is a separate formal room with feature bay window overlooking the rear gardens. The family room is a versatile room which is open to the kitchen and has patio doors overlooking and leading out on to the rear garden. The kitchen displays modern units that incorporate a number of integrated appliances which will be included in the sale price. The room has window to the side and a door leads through to the utility room which has front facing windows and door giving access to the garden.

The bright and generous upper hallway provides access to all four double bedrooms, with bedroom one featuring a master en-suite shower room. Finally the bathroom is situated off the upper hallway and has side facing window. The property specification includes gas central heating, double glazing and burglar/fire alarm systems. Externally there is a garden area to the front which incorporates a large mono block driveway which gives access to the detached double garage. A path leads to the front, side and rear of the property where there is a fully enclosed south west facing garden that also gives access to the garage.

#### SITUATION

Balerno is a very popular village located to the South West of Edinburgh. It has a charming position set within beautiful woodland walks and with the Pentland Hills to the south. There is immediate access to the Water of Leith Walkway and Pentland Hills Country Park. The village itself offers a wide range of amenities including a supermarket, chemist etc. There is a tennis club, swimming at Balerno High School, and several golf clubs in the area. There is a dentist in Balerno and a doctor's surgery in nearby Currie. A short drive away is the Gyle Shopping Centre. There are excellent educational facilities, Playgroup/nursery, Primary and Secondary Schools all within walking distance. Heriot Watt University Campus is situated at nearby Currie. There are first class transport facilities - a regular bus service runs to Edinburgh and beyond, Park and Ride at nearby Hermiston and a Railway Station at Currie. The airport, city by-pass and motorway network are easily accessible.



## ACCOMMODATION

(All Sizes Approximate)

## VESTIBULE

Gained via a glass panelled door with screen to the side and further glass panelled door leads through to the reception hall

## RECEPTION HALLWAY

This broad hallway has an attractive staircase, with cupboard below, which leads to the upper hall. Displays coving and provides access to the majority of downstairs rooms.

## WC

Having window to the front this room features a two piece suite comprising of wc and wash hand basin. Displays splash tiling. and laminate flooring.

## LOUNGE

20'10" x 11'2" 6.35m x 3.41m

This bright airy public room with coving has front and rear facing windows overlooking gardens and towards attractive woodlands on the Rosebury Estate. The focal point of the room is a feature fireplace with inset living flame gas fire on granite hearth/surround.

## DINING ROOM

12'10" X 10'0" 3.58m X 3.03m (at widest point)

This formal dining room with coving has feature bay window to the rear overlooking gardens and provides ample space for full dining suite.



#### **FAMILY ROOM**

**10'6" X 10'0" 3.21m X 3.06m**

This versatile room is situated off the kitchen and has patio doors overlooking and leading out onto the rear garden. Displays laminate flooring and provides a superb everyday living area.

#### **KITCHEN**

**10'9" X 10'6" 3.28m X 3.21m**

This room features modern oak style units and ample worktop with splash tiling. Included in the sale price and incorporated into the design are the electric hob (gas connection available), double oven, one of which is fan assisted, extractor hood, fridge/freezer and dishwasher. Has window to the side, displays laminate flooring and has door through to the utility room.

#### **UTILITY ROOM**

**10'6" X 5'3" 3.21m X 1.59m**

This room has front facing window overlooking woodland and door to the garden. The room features an oak style base unit, worktop with splash tiling, inset sink and has plumbing for washing machine. Displays laminate flooring and wall mounted boiler.

#### **UPPER HALL**

The upper hall is gained via the attractive staircase from the reception hall. Provides access to most remaining rooms, has front facing window, hatch to the attic and a cupboard housing the hot water cylinder.

#### **BEDROOM 1**

**12'2" x 10'11" 3.71m x 3.29m (approximately)**

This double bedroom has rear facing windows overlooking gardens. The room features a built-in wardrobe with mirrored doors which provides hanging and shelved storage space. Door leads off to the en-suite.

#### **EN-SUITE**

**6'8" X 5'2" 2.05m X 1.59m (approximately)**

This room has window to the side and features a white three piece suite comprising wc with concealed cistern, wash hand basin set into a vanity and enclosed shower tray with mains shower over. Displays extensive wall tiling.





#### **BEDROOM 2**

**11'1" x 9'10" 3.39m x 3.01m**

This double bedroom has front facing window overlooking woodland. The room features a built- in wardrobe providing hanging and shelved storage space.

#### **BEDROOM 3**

**9'11" x 8'10" 3.03m x 2.07m**

Again of double size with window to the rear overlooking gardens. This room features a built- in wardrobe and displays laminate flooring.

#### **BEDROOM 4**

**10'11" x 7'9" 3.33m x 2.36m**

This good sized forth bedroom can accommodate a double bed if required. Displays laminate flooring and has window to the rear.

#### **BATHROOM**

**7'6" x 6'10" 2.28m x 2.10m**

This attractively tiled family bathroom has side facing window and a white three piece suite comprising wc with concealed cistern, wash hand basin set into a vanity unit and bath.

#### **HEATING**

The property has a system of gas central heating.

#### **DOUBLE GLAZING**

The property is double glazed.

#### **ALARMS**

The property is fitted with burglar and fire alarms.

#### **GARDENS**

To the front and side of the property the garden area is landscaped displaying lawn and planted sections with large mono block driveway which leads to the garage. Path leads to the front, side and rear. To the rear of the property there is a fully enclosed South West facing garden which is mainly lawn with planted areas and sun patio adjacent to the property. External water tap and gate to the driveway.



First Floor Plan



Ground Floor Plan

Schematic Diagram only - Not to scale



**DOUBLE GARAGE**

To the side and rear of the property there is a detached double garage with lighting and power supplied.

**ENTRY**

By Arrangement

**VIEWING**

Sunday 2-4pm or by appointment contact Russel + Aitken on 0131 20 20 600.

**PRICE**

Offers Over £390,000

**NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

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**Russel + Aitken**  
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